



## SHERWOOD, PRIESTGATE EAST MARKHAM

A three bedroom semi detached house with dual aspect lounge dining room, modern and well fitted kitchen breakfast room, off road parking and good sized rear garden. Viewing advised. No onward chain.

**Price Guide £200,000**

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**BROWN & CO**

Property and Business Consultants

# SHERWOOD, PRIESTGATE, EAST MARKHAM, NEWARK, NOTTINGHAMSHIRE, NG22 0QT

## LOCATION

Priestgate is on the edge of this popular Nottinghamshire village which provides good local amenities and schooling for infant and primary aged children. Tuxford is close by with more comprehensive facilities, as is the market town of Retford. The A57 and A1 are both accessible linking onto the wider motorway network and Retford boasts a mainline railway station in the London to Edinburgh Inter City line.

## DIRECTIONS

Leave the A1 at Markham Moor signposted A57 (East Markham and Lincoln). Turn right to enter the village passing the primary school on the left. Proceed straight on at the crossroads onto Farm Lane, down the hill and this becomes Beckland Hill as you rise up the other side, take the first turning on the right and Sherwood House is on the right hand side.

## ACCOMMODATION

Part glazed UPVC door with leaded light and stained glass window into

**OPEN PLAN HALL/KITCHEN BREAKFAST ROOM 22'8" x 10'9" (6.94m x 3.33m** maximum dimensions.

**Hall Area** side aspect double glazed window, wall light point, stairs to first floor.

**Kitchen Area** rear aspect double glazed window overlooking the garden, half glazed door to rear lobby. An extensive range of wood grain effect base and wall mounted cupboard and drawer units, 1 1/4 stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, built in stainless steel electric oven and grill, four ring gas hob with stainless steel extractor canopy and integrated fridge and freezer, additional space for one further appliance, ample working surfaces, oak coloured flooring, part tiled walls, TV aerial lead, under cupboard lighting, spot lighting, central heating thermostat, hatch to dining room, door to under stairs storage cupboard with shelving and lighting.

**REAR LOBBY** with gate giving access to the car port area.

**LOUNGE DINING ROOM 21'0" x 9'9" to 12'4" (6.46m x 3.78m to 3.00m)**

**Lounge Area** front aspect double glazed picture window overlooking the garden, feature brick fireplace with quarry tiled hearth and open fireplace.

**Dining Area** with double glazed French doors to the garden.

## FIRST FLOOR

**BEDROOM ONE 11'6" x 10'5" (3.53m x 3.20m)** (measured to front of wardrobes). Front aspect double glazed window, range of full length fitted wardrobes.

## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

**BEDROOM TWO 10'0" x 9'3" (3.07m x 2.83m)** rear aspect double glazed window with views to garden

**BEDROOM THREE 11'6" x 5'0" (3.53m x 1.56m)** measured to front of in built wardrobes. Front aspect double glazed window.

**BATHROOM** rear aspect double glazed window, panel enclosed bath, hand basin

**SEPARATE WC** side aspect double glazed window, low level WC

## OUTSIDE

The front of the property is walled and fenced to all sides with lawn and slated edging with some established shrubs. Drop kerb and driveway providing parking for three vehicles which in turn leads to covered **CAR PORT** and **ATTACHED SINGLE GARAGE** with wooden doors, power, lighting and personal door. Gate giving access to the rear garden.

Accessed from rear covered lobby, brick built shed with power and lighting. Gate giving access to the rear garden which has a raised paved patio, external water supply, lighting and oil fired central heating boiler. From the patio there are steps down to the main garden, which is hedged and fenced to all three sides, mature eating apple tree, mainly lawned with some established shrubs and is a nice feature of the property.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in August 2021.

